



46 Ravensbourne Avenue

East Boldon, NE36 0EG

Offers Around £425,000



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Entrance lobby

Via a composite front door with tiled floor

Entrance hall

Oak balustrade and spindles to the stairs to the first floor, laminate floor and a radiator

Living room

Bay window with perfect fit blinds, gas fire and a radiator

Lounge

A second lounge/tv room or could be used as a ground floor bedroom if multi generational living is required, bay window with perfect fit blinds, radiator

Kitchen diner family

A fantastic open plan space and the hub of the home. This wonderful versatile room has a part vaulted ceiling with velux sky lights allowing light to flood in, enhanced with bi fold doors, a laminate floor and three column radiators. The room then opens to the well fitted kitchen area with a breakfast bar, shaker style wall and base units with contrasting work surfaces housing a sink unit, five burner hob with filter hood over, double oven, integrated dishwasher, space for appliances, spot lights and tiled splash backs.

Utility

Wall, base units and work surfaces with a sink unit, tiled floor and a radiator

Cloaks WC

WC, vanity wash basin, half tiled walls and a tiled floor, radiator

First floor

Landing with a large built in cupboard. Loft access from the landing via hatch and ladder with the loft having boarding, power and light.

Bedroom 1

An impressive main bedroom with a high vaulted ceiling with spot lights, two radiators

En suite

Large shower enclosure with a mixer shower, vanity units with wash basin and WC, spot lights, half tiled walls and a tiled floor, towel radiator

Bedroom 2

Radiator

Bedroom 3

Radiator

Bedroom 4

Radiator

Bathroom

A superb family bathroom with a four piece suite comprising a large bath, vanity units with wash basin and WC, separate shower enclosure with drencher and spray shower heads, spot lights, part tiled walls and a tiled floor, towel radiator

Tel: 01914569499

Garage

A single detached garage with an electric door and courtesy door. There is a huge block paved drive to the front allowing multi vehicle parking.

External

Great enclosed rear garden with patio areas and decking designed to catch the moving summer sun. There is a large summerhouse to the rear of the garden and external power, lighting and a tap.

Note

Freehold Title, Council Tax Band C, Mains Services connected, Flood Risk very low, Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited



Road Map



Hybrid Map



Terrain Map



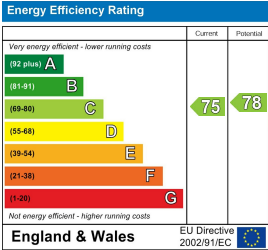
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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